



**BOXBOROUGH PLANNING BOARD**  
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James Faulkner, Chairman   Eduardo Pontoriero, Clerk   Owen Neville   John Markiewicz   Nancy Fillmore

**Meeting Minutes**  
**December 2, 2013**  
**7:30 p.m.**

**Members present:**

James Faulkner, Chair  
Owen Neville, Member  
Nancy Fillmore, Member  
John Markiewicz, Member  
Elizabeth Hughes, Town Planner

The Chair opened the meeting at 7:30 pm.

**Meeting Minutes November 18, 2013**

The Board briefly reviewed the minutes and continued discussion until later in the meeting.

**969 Depot Road Scenic Road & Stone Wall Public Hearing**

The Town Planner gave the history of how the parcel was created and the proposal by the new property owner for the driveway. Ms. Hughes pointed out on the plan and a photo provided by the applicant the two trees that would need to be removed. Mr. Neville made a motion to allow the removal of the two street trees and stone wall for the construction of a new driveway and to authorize the Chair, Clerk or Town Planner to sign the decision. The motion was seconded by Mr. Markiewicz with all voting in favor.

**Meeting Minutes November 18, 2013**

The Board finished reviewing the minutes. Ms. Fillmore moved to approve the minutes as amended. Mr. Markiewicz seconded the motion with all voting in favor.

**360 Massachusetts Avenue ANR**

Ms. Hughes reviewed the plan with the Board noting that each lot had the required frontage and area. Mr. Neville moved to endorse the ANR Plan and authorized the Chair, Clerk or Town Planner to sign the plan. Mr. Markiewicz seconded the motion with all voting in favor.

**Next Intersection Project**

The Board discussed the intersection of Burroughs Road and Pine Hill Road. Mr. Markiewicz thought each Board member should go and take a look at the intersection and then discuss it at the next meeting. Ms. Hughes explained the process of notifying the Selectmen and the abutters about the potential for safety improvements and getting everyone's feedback. Mr. Neville suggested having the Town Planner inform the Selectmen that the Planning Board was looking into this location.

Mr. Faulkner suggested that the Board discuss with the Public Works Director the possibility of moving the stop line at the intersection of Davidson Road and Depot Road. He noted where vehicles had to stop on Davidson Road was too far back to even see down Depot Road. The Town Planner commented this might be a location where some pavement at the western edge of the intersection could be removed so that the stop sign could be moved closer to the actual intersection. She would coordinate with the Public Works Director and take a look.

### **Emanuel Woods Definitive Subdivision Plan Public Hearing Continuation**

The Chair reconvened the public hearing at 7:46 pm. The applicant's engineer Gary Shepard with David E. Ross Associates, Inc. reviewed with the Board a revised plan showing the driveway for Lot 1 off the private roadway and not the cul-de-sac. Mr. Shepard then discussed the reasons why the driveway for Lot 4 could not be shifted further from the abutting properties, noting this would require further cutting into the hill which would create a larger ponding issue and need for a long culvert; the lights from vehicles headlights would now shine directly at the abutting properties; the driveway would split the front yard so that the same area of vegetation would be removed. It was Mr. Shepard's opinion that given all of the time and money spent analyzing the various components of development for each lot, shifting the driveway doesn't gain anything.

The Board discussed Condition #10 regarding the applicant providing cut-sheets for exterior light fixtures. Ms. Hughes explained this is a standard condition the Board has incorporated, but commented it would only apply to the applicant at the time the houses were constructed and after the houses were sold, the new owner could have an electrician come and put in flood lights. Mr. Neville recommended deleting the condition. The Board agreed.

The Town Planner informed the Board that proposed condition #19 was a pagination error and needed to be split into two separated conditions. The Board agreed.

The Chair opened the hearing up for public comment. Simon Bunyard, 1092 Hill Road and member of the Boxborough Conservation Trust thought that the Sisks and Shades would be the most impacted and questioned where the additional landscaping in-lieu of the street trees would be placed. The Town Planner read the proposed condition that prior to the issuance of any certificate of occupancy for the final unit, the applicant shall consult with the Town Planner and install a group or groups of not more than 10 landscape screening plants to help further screen the development from the abutters. She thought that it was likely they would be used in the location where the private road and Lot 4 driveway got the closest to the abutters. Ms. Hughes further explained that the condition does allow for a temporary occupancy with the posting of a bond if it is the middle of winter. Mr. Neville commented that the Board is very aware of the potential impact to the abutters and will make sure this is followed up with by the Town Planner.

Tom Bieber, 151 Emanuel Drive asked for clarification on how abutters would continue to have access to Emanuel Drive during construction. The Town Planner explained that Emanuel Drive is a public way and therefore no one had the right to block access. Mr. Shepard added that Mr. Kanniard is very aware of this issue and will continue to make sure the Biebers and Parkers have access.

Jennifer Shade, 96 Joseph Road asked for clarification on the size of the landscaping to be used as additional screening. Mr. Shepard referred to the sizes noted on the landscaping plan. Ms. Hughes added that the landscaping to be used in-lieu of the street trees would have to be

comparable in the size that is required in the Board's Subdivision Rules & Regulations. She further explained that very large trees and plants actually have a higher rate of dying and in the long run, medium size plants were healthier and grew larger.

Larry Shade, 96 Joseph Road asked how long it would take for a tree with a 2 ½ inch trunk to grow and actually provide screening of the new house. Mr. Shepard replied that he was not a landscape architect, but it was his understanding that it could take about 4 to 5 years to totally fill in.

Mr. Shade stated that for him, his wife and the Sisks, the headlights from the vehicles were not an issue, but it was more where the house on Lot 4 sits. Mr. Shepard went into great detail explaining the process for the siting of all of the components for each lot, how each lot gets configured and the issues with likely needing to completely redesign the drainage, septic and driveway just to move the house a few feet, which in his opinion would not have any substantial benefit. Mr. Shade replied that it has been a known issue with the location of the house and this could have been looked into from the beginning. Mr. Shepard thought he did a good job laying everything out.

At this time, the Town Planner cautioned the Board on focusing on what was within their jurisdiction as part of the Subdivision Rules & Regulations. The Chair explained that in the conditions the Board has tried to provide as much protection within the limits of the Rules & Regulations. Mr. Markiewicz suggested that the abutters continue to have conversations with the developer since it appears he is very conscious of their concerns.

Brigid Bieber, 151 Emanuel Drive asked how long the construction would last. Mr. Kannaird explained that first the road is cleared, the limit of disturbance for each lot is staked and then each house is built with the total time about two years.

Mr. Kannaird asked if the Board had any issues with the placement of a light post approximately two thirds of the way up the driveway because it is very dark along the way. The Board did not have any issues.

Mr. Neville moved to close the public hearing. Mr. Markiewicz seconded the motion with all voting in favor. Mr. Neville moved to approve the Emanuel Woods Definitive Plan as outlined in the Decision and Certificate of Conditional Approval as amended that night and to authorize the Chair, Clerk or Town Planner sign the Decision and endorse the Plan. Mr. Markiewicz seconded with all voting in favor.

#### **2014 Annual Town Meeting Warrant Article Discussion**

The Chair postponed discussion of this item until the next meeting on January 13, 2014.

With no further business, the meeting was adjourned at 8:26 pm on a motion by Mr. Markiewicz, seconded by Ms. Fillmore with all voting in favor.

On Behalf of the Buxborough Planning Board

A handwritten signature in black ink, appearing to read 'Eduardo Pontoriero', written over a horizontal line.

Eduardo Pontoriero, Clerk